

**Standard Rating Criteria**  
for Section 202 Program Applications  
Supportive Housing for the Elderly

**U.S. Department of Housing  
and Urban Development**  
Office of Housing  
Federal Housing Commissioner

Sponsor's Name				Section 202 Project No		PRAC Number		
Location of Project						Metro Area	Non-Metro Area	
Total Number of Units	Number of Units for Elderly	Unit for Resident Manager? <input type="checkbox"/> Yes <input type="checkbox"/> No		Capital Advance Amount \$	PRAC Amount \$	Score		
Technical Discipline	Rating Criteria					(Points)	Factor Rating	Over-All Rating
<b>1. The Sponsor's ability to develop and operate the proposed housing on a long-term basis, consider:</b>						<b>(52)</b>		
MHR AM	*(a) The scope, extent and quality of the Sponsor's experience in providing housing or related services to those proposed to be served by the project and the scope of the proposed project (i.e., number of units, services, relocation costs, development, and operation) in relationship to the Sponsor's demonstrated development and management capacity as well as its financial management capability.					(30)		
FHEO	(b) The scope, extent and quality of the Sponsor's experience in providing housing or related services to minority persons or families.					(10)		
SEC REP	(c) The extent of local government support for the project.					(5)		
MHR	(d) The extent of the Sponsor's activities, including previous experience in serving the area where the project is to be located, and Sponsor's demonstrated ability to enlist volunteers and raise local funds.					(7)		
<b>2. The need for supportive housing for the elderly in the area to be served and the suitability of the site, consider:</b>						<b>(28)</b>		
EMAS	(a) The extent of the need for the project in the area based on a determination by the HUD Office. This determination will be made by taking into consideration the Sponsor's evidence of need in the area based on the guidelines in the Application Package, as well as other economic, demographic and housing market data available to the HUD Office.					(8)		
VAL	(b) The proximity or accessibility of the site to shopping, medical facilities, transportation, places of worship, recreational facilities, places of employment, and other necessary services to the intended occupants, adequacy of utilities and streets, freedom of the site from adverse environmental conditions, and compliance with site and neighborhood standards.					(10)		
FHEO	(c) The suitability of the site from the standpoint of promoting a greater choice of housing opportunities for minority elderly persons/families and affirmatively furthering fair housing.					(10)		
<b>3. Adequacy of the provision of supportive services and of the proposed facility, consider:</b>						<b>(20)</b>		
ARCH	(a) The extent to which the proposed design will meet the special physical needs of elderly persons.					(3)		
ARCH	(b) The extent to which the proposed size and unit mix of housing will enable the Sponsor to manage and operate the housing efficiently and ensure that the provision of supportive services will be accomplished in an economical fashion.					(4)		
ARCH	(c) The extent to which the proposed design of the housing will accommodate the provision of supportive services that are expected to be needed, initially and over the useful life of the housing, by the category or categories of elderly persons the housing is intended to serve.					(3)		
AM MHR	*(d) The extent to which the proposed supportive services meet the identified needs of the residents.					(5)		
AM MHR	*(e) The extent to which the Sponsor has demonstrated that the identified supportive services will be provided on a consistent long-term basis					(5)		
<b>Total Base Points</b>						<b>(100)</b>		
<b>4. Bonus Points</b>						<b>(10)</b>		
MHR	(a) The Sponsor has involved elderly persons (including minority elderly persons) in the development of the application and will involve elderly persons (including minority elderly persons) in the development of the project.					(5)		
CPD	(b) The project will be located within the boundaries of a Federally designated Empowerment Zone, Urban Supplemental Empowerment Zone, Enterprise Community, or an Urban Enhanced Enterprise Community.					(5)		
<b>Total Base Points Plus Bonus Points</b>						<b>(110)</b>		

HUD Office Comments:

Printed Name &amp; Signature &amp; Phone Number of Multifamily Housing Representative &amp; Date:

X

Printed Name &amp; Signature &amp; Phone Number of Multifamily Division Director &amp; Date:

X

The Signatories by signing above certify that to the best of their knowledge no identity of interest will exist between the Sponsor and any firm with which the Sponsor and Owner will contract to provide services or products related to the construction and operation of the proposed project.

### Instructions for Completing the Standard Rating Criteria Form for Section 202 Program Applications Supportive Housing for the Elderly

- A. **Rating Panel.** The Rating Panel shall assign points for each of the rating criteria in the space provided. The designated points on the rating form are maximum limitations and must not be exceeded. Where more than one discipline is involved in the same criterion or an individual factor of a particular criterion, an average of the scores assigned should be used on the rating form.
- B. **Averaging Scores.** When two or more disciplines rate the same criterion and the scores are averaged, all scores of 0.5 through 0.9 shall be rounded **up** to the next whole number. If the score is less than 0.5, round **down** to the next whole number.
- C. **Signatures.** The rating form must contain original signatures.

D. **Fund Reservation Amounts.**

**Capital Advance Amount.** The HUD Office shall calculate the capital advance amount for selection purposes in accordance with Chapter 3, paragraph 3-50B7, of Handbook 4571.3 REV-1. Capital Advance Authority shall be rounded **down** to the nearest one hundred dollars.

**PRAC Amount.** In determining the amount of Project Rental Assistance Contract Authority at the Fund Reservation stage, HUD Offices shall follow instructions in Chapter 3, paragraph 3-50B8, of Handbook 4571.3 REV-1, using the approved Operating Cost Standard. PRAC authority shall be rounded **up** to the nearest one hundred dollars.